

ORANGE COUNTY PLANNING COMMISSION

(Regular Meeting)

July 28, 2010 at 1:30 P.M.

333 W. Santa Ana Blvd.
(10 Civic Center Plaza)
Santa Ana, CA 92703

Michael Adams
CHAIRMAN
Second District

Tony Lam
First District

Larry Brose
Third District

Vacant
Fourth District

Elizabeth Hall
Fifth District

The Orange County Planning Commission welcomes you to this meeting. This agenda contains a brief general description on each item to be considered. The Orange County Planning Commission encourages your participation.

Except as otherwise provided by law, no action shall be taken on any item not appearing on the following agenda. However, items may be taken up in a different sequence.

Written materials must be received 24 hours in advance to ensure consideration by the commission.

The staff reports are available at the Commission meetings.

Any member of the public may ask the Commission to be heard on the following items, as those items are called. Those persons addressing the Commission are requested to give their names and addresses for the record.

Comments shall be limited to three (3) minutes per person and twenty (20) minutes for all comments, unless different time limits are set by the Chairman subject to the approval of the Planning Commission.

At the conclusion of the meeting on items listed on this agenda, members of the public may address the commission on items of interest to the public that are within the subject matter jurisdiction of the Commission.

I. Pledge of Allegiance**II. Roll Call****III. Consent Item(s) – Minutes of April 14, 2010****IV. Discussion Item(s)****ITEM #1. PUBLIC HEARING – NOMINATION AND ELECTION OF PLANNING COMMISSION OFFICERS FOR REMAINDER OF 2010**

Conduct the nomination and election of officers pursuant to the Orange County Planning Commission Rules of Procedure, approved December 7, 2004, for remainder of 2010 as a result of the Chair vacancy.

Recommended Action:

Chair to conduct meeting to nominate and elect new officers, who unless any change occurs, will serve in these capacities until the next year. New Chair will assume office immediately pursuant to the Commission's Rules and Procedures.

ITEM #2. PUBLIC HEARING – PLANNING APPLICATION PA 100015 FOR A SITE DEVELOPMENT PERMIT

The applicant is requesting a Site Development Permit to establish a new communication carrier and add new telecommunication antennae/equipment to an existing wireless communication site.

Recommended Action:

- a) Receive staff report and public testimony as appropriate.
- b) Find that the proposed project is Categorically Exempt (Classes 1 and 3) from the provision of CEQA.
- c) Approve Planning Application PA100015, subject to the attached Findings and Conditions of Approval.

ITEM #3. PUBLIC HEARING – PA100019 – TONNER HILLS PA3 - APPLICANT – STANDARD PACIFIC HOMES OF TONNER HILLS LLC., PLANNING AREA (PA) 3 OF TONNER HILLS PLANNED COMMUNITY

Site Development Permit to the Planning Commission to modify the existing approval (PA060042) for Single Family Detached Cluster project for Tonner Hills Planning Area (PA) 3 to allow for new lotting scenario for PA3A, alternative development standards and the relocation of the model site for Tract 16979.

Recommended Action:

- a) Receive staff report and public testimony as appropriate.
- b) Find that proposed project (PA100019) is covered by Final EIR 581, previously certified on November 19, 2002, as adequate and satisfies the requirements of CEQA.
- c) Approve Planning Application PA100019 to amend the existing Site Development Permit (PA060042) for PA3A Detached Cluster Single Family Development with model site complex and Alternative Development Standards, subject to the attached Findings and Conditions of Approval.

**ITEM #4. PUBLIC HEARING – RECONSIDERATION OF PA090011
GIRACCI VINEYARDS**

The applicant is requesting approval of Use Permit for additional uses and structures to previously approved Planning Application PA060093 to allow wine, beverage, snack and ancillary gift retail sales, use of an existing clubhouse as a wine tasting room and evening dinner restaurant, use of an existing garage as a producing winery, addition of carport for off-street parking requirements and the addition of two horse stalls/stables. The Use Permit request would also allow for special events (weddings, anniversaries, parties and fundraisers) up to 200 persons and off-street parking modifications per Zoning Ordinance Section 7-9-145.7.

Recommended Action:

- a) Receive staff report and public testimony as appropriate.
- b) Approve Negative Declaration PA090011 as adequate for the purposes of CEQA.
- c) Approve Planning Application PA090011 subject to the attached Findings and Conditions of Approval.

V. Reports from OC Planning

- a) Upcoming Agenda Items

August 11, 2010

None

- b) Reports on recent actions of the Board of Supervisors
- c) Major decisions and proposals of the staff
- d) Previous Commission or Commissioner Requests
- e) Litigation – County Counsel

VI. Planning Commission requests for future staff reports

VII. Public Issues – Non-Agendized Items

At this time members of the public may address the Planning Commission for up to three (3) minutes per speaker regarding any item within the subject matter jurisdiction of the Commission provided that no action may be taken on off-agenda items unless authorized.